



PLANNING & DEVELOPMENT DEPARTMENT
City Hall - Second Floor
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Planning & Zoning
Community Development
Conservation Commission
Historic District Commission

Board Members

Nel Sylvain, *Chair*
Tim Fontneau, *Vice Chair*
Derek Peters, *Secretary*
Rick Healey
Gloria Larochele
Stephen Martineau
Mark Sullivan
Dave Walker, *Councilor*
James Gray, *Alternate*
Gregory W. Jeanson, *Alternate*
Matthew A. Kozinski, *Alternate*

AGENDA

*(*amended – item VIII. Added)*

CITY OF ROCHESTER PLANNING BOARD
Monday, February 27, 2012 at 7:00 p.m. (Workshop Meeting)
City Council Chambers
31 Wakefield Street, Rochester, NH
**see notes at end*

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- I. **Call to Order**
 - II. **Roll Call**
 - III. **Seating of Alternates**
 - IV. **Communications from the Chair**
 - V. **Opening Discussion/Comments (up to 30 minutes)**
 - A. **Public Comment**
 - B. **Discussion of general planning issues**
 - VI. **Public hearing for proposed rewrite of City of Rochester Zoning Ordinance - Chapter 42**
 - VII. **Approval of minutes for February 6, 2012**
 - VIII. **Continued application: [Colby Footwear, Inc., Don Silberstein](#), 15-25 Oak Street (by Norway Plains Associates). Site plan for a 76,550 square foot two-story addition to an existing 30,372 square foot warehouse building. Case #138-79&80-B2-R2-12
Public hearing DISCUSSION**
 - IX. **New application: [Golick's Diary Bar/Alan Golick and Lisa Thompson](#), 4 Gonic Road. Change of use for an ice cream bar and office space in the former location of Rochester Stove Shop. Case # 132-45-B2-12 **Public hearing POSTPONEMENT****
 - X. **Review of draft Capital Improvements Program (CIP) DISCUSSION**
 - XI. **Review of final draft of proposed amendments to the [Site Plan Regulations](#) – reformatting and rewrite of development standards (Article III) DISCUSSION**

(over)

XII. Review of Surety & Inspection Information DISCUSSION

XIII. Discussion of Chapter 42 rewrite DISCUSSION

XIV. Other Business

XV. Adjournment

***Please note the following:**

Public hearings. The public is invited to attend all meetings of the Planning Board. *The public is welcome to speak at all public hearings.* For other items the public may speak at the discretion of the chair/board.

Postponements. For any items marked as postponements the Planning Board will determine at the beginning of the meeting whether to postpone the item and to which date. Interested citizens are advised to attend at the beginning of the meeting to learn the details of any proposed postponement or to contact the Planning Department for more information.

Proposed actions. Proposed actions are shown in bold caps (on final agendas). The board may or may not take these actions and may take other actions not stated.

Consent agenda. Applications placed on the Consent Agenda are assumed to be straightforward and non-controversial and are approved in one total package with one vote. Applications will be removed from the Consent Agenda for individual review at the request of any board member (or, for public hearings, at the request of any citizen).

Other information. a) Files on the applications and items, above, including the full text of any proposed ordinances, regulations, or other initiatives are available for inspection in the Planning Office, from 8:00 a.m. to 5:00 p.m., Monday through Friday; b) If you are looking at this agenda on the City's website, you can click on any underlined projects and other items to access additional information; c) This agenda, these applications, and other items are subject to errors, omissions, and change prior to final action; d) Some agendas are marked as "Preliminary Agenda". These are subject to change. The final agenda will be prepared on the Wednesday evening prior to the meeting and will be posted on the City's website; e) Contact the Planning Department if you have questions or comments about these or any related matters or if you have a disability requiring special provision